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THE ANDHRA PRADESH GAZETTE

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HYDERABAD, WEDNESDAY, SEPTEMBER 8, 2010.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE TO COMMERCIAL USE IN AREPALLY REVENUE VILLAGE, TEEGALA-GUTTAPALLY GRAM PANCHAYAT, KARIMNAGAR.

[Memo. No. 12945/H₁/2010-2, Municipal Administration and Urban Development, 6th September, 2010.]

The following draft variation to the Karimnagar General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms. No. 760, M.A., dated 22-09-1982. is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500022.

DRAFT VARIATION

The site in T.S. Nos. 299/A & 300/B of Arepally Revenue Village, Teegalaguttapally Gram Panchayat, Karimnagar to an extent to Ac. 3.89 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Karimnagar Town sanctioned in G.O.Ms. No. 760, M.A., dated 22-09-1982 is now proposed to be designated for Commercial use by variation of change of land use as marked "ABCD&E" as shown in the revised part proposed land use map GTP No. 2/2010/W, which is available in Municipal Office, Karimnagar Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158, MA., dated 22-3-1996 to the Teegalaguttapally Gram Panchayat (covered by the Master Plan of Karimnagar) before issue of confirmation orders.

2. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall handover the land affected in 100 feet wide Master Plan road to an area 191.60 Sq. Mtrs., situated on north west corner free of cost through registered gift deed to the Teegalaguttapally Gram Panchayat.
9. The land owner shall handover the road affected portion to an area of 409.85 Sq. Mtrs., to a depth of 18 to 20 feet wide for widening of 40 feet wide towards north east side of site, beside Appolo Reach Hospital as shown in the plan to the Teegalaguttapally Gram Panchayat free of cost through registered gift deed.
10. The applicant shall take prior approval from the competent authority before commencing the developmental work.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES :

North : Existing 40 feet wide road and partly 100 feet wide proposed Master Plan road.

East : Road followed by Appolo Reach Hospital.

South : Residential houses.

West : 40 feet wide existing road and open lands.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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